039.0	0003	0010.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 620,600 / 620,600
					USE VALUE: 620,600 / 620,600
					ASSESSED: 620,600 / 620,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		REGIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PACHECO TIMOTHY P/KIMBERLY A
Owner 2:	
Owner 3:	
Street 1:	11 REGIS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LIANI ORCHIDEA M -
Owner 2:	LIANI ANGELO -
Street 1:	11 REGIS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,480 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1272 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6480.000	227,400		393,200	620,600
Total Card	0.149	227,400		393,200	620,600
Total Parcel	0.149	227,400		393,200	620,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 487.89 | /Parcel: 487.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 25859

GIS Ref

GIS Ref

Insp Date 10/31/18

!3206!

PREVIOUS ASSESSMENT

Parcel ID 039.0-0003-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	227,400	0	6,480.	393,200	620,600	620,600	Year End Roll	12/18/2019
2019	101	FV	196,800	0	6,480.	356,400	553,200	553,200	Year End Roll	1/3/2019
2018	101	FV	196,800	0	6,480.	337,900	534,700	534,700	Year End Roll	12/20/2017
2017	101	FV	196,800	0	6,480.	294,900	491,700	491,700	Year End Roll	1/3/2017
2016	101	FV	196,800	0	6,480.	251,900	448,700	448,700	Year End	1/4/2016
2015	101	FV	183,900	0	6,480.	233,500	417,400	417,400	Year End Roll	12/11/2014
2014	101	FV	183,900	0	6,480.	193,500	377,400	377,400	Year End Roll	12/16/2013
2013	101	FV	183,900	0	6,480.	184,300	368,200	368,200		12/13/2012

PRINT

Date	Time
12/10/20	18:30:52

LAST REV

Date	Time
09/09/19	11:48:35

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3206

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIANI ORCHIDEA	52858-570		5/27/2009		380,000	No	No		
	20454-207		3/1/1990		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/21/2016	74	Alterati	4,000		1/21/2016			new micro lamb bea

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	Meas/Inspect	HS	Hanne S
4/27/2009	Measured	163	PATRIOT
2/17/2000	Meas/Inspect	197	PATRIOT
8/17/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	25859
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6480		Sq. Ft.	Site		0	64.	0.95	3									393,217						393,200	

Total AC/HA: 0.14876 | Total SF/SM: 6480 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 393,217 | Spl Credit | Total: 393,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98892087
Adj $ / SQ:	140.180
Other Features:	60947
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	279345
Depreciation:	51958
Depreciated Total:	227387

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

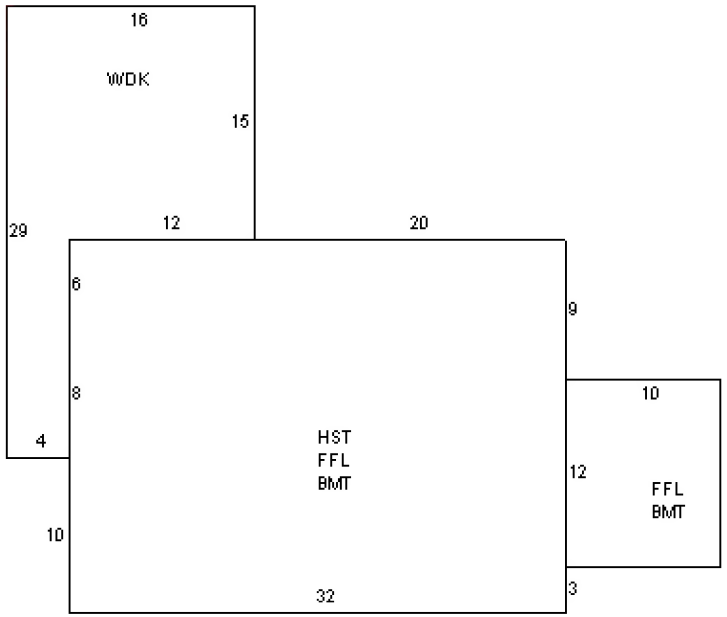
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.18
Special Features:	0	Val/Su Net:	92.59
Final Total:	227400	Val/Su SzAd	178.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	888	42.050	37,344
FFL	First Floor	888	140.180	124,479
HST	Half Story	384	140.180	53,829
WDK	Deck	296	9.270	2,745
	Net Sketched Area:	2,456	Total:	218,397
Size Ad	1272	Gross Are	2840	FinArea 1272

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 039.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101						

More:		Total Yard Items:		Total Special Featues:		Total:	